

**AGENDA**



**Recommendation for Council Action (Real Estate)**

<b>Austin City Council</b>	<b>Item ID:</b>	17291	<b>Agenda Number</b>	24.
<b>Meeting Date:</b>	August 16, 2012			
<b>Department:</b>	Office of Real Estate Services			
<b>Subject</b>				
<p>Authorize the negotiation and execution of a 60-month lease renewal for 3,785 square feet of office space for the South Austin Substation Division of the Municipal Court Department located at 5738 Manchaca Road, Suite 17 from CHERRY CREEK PLAZA PARTNERSHIP LTD., Austin Texas, in an amount not to exceed \$302,800.</p>				
<b>Amount and Source of Funding</b>				
<p>Funding for the lease term period is contingent upon available funding in future budgets.</p>				
<b>Fiscal Note</b>				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
<b>Purchasing Language:</b>				
<b>Prior Council Action:</b>	July 31, 1997: Original lease approved; July 18, 2002: Lease renewal approved; September 27, 2007: Lease renewal approved.			
<b>For More Information:</b>	Rebecca Stark 974-4690; Dean Harris 974-7061; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.			
<b>Boards and Commission Action:</b>				
<b>MBE / WBE:</b>				
<b>Related Items:</b>				
<b>Additional Backup Information</b>				

The City has leased this space since 1997. It is used by Municipal Court as the South Substation customer service center. The customer service center provides the same services as the downtown courthouse with the exception of trials, and includes accepting payments, scheduling cases for court dockets, dangerous dog hearings and video parking hearings. A portion of the space is also used by the Library Department for the Youth Services Literature LIVE! team.

The lease expires September 30, 2012. The current rental rate is \$17.11 per square foot annually. All operating expenses except utilities and janitorial are paid by the lessor. The proposed rental rate is \$15.00 per square foot annually for year one, with \$0.50 per square foot annual increases thereafter. Additional negotiated terms and conditions may provide for reimbursement to landlord for tenant finish-out for the computer room.